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KNOW ALL MEN BY THESE PRESENTS, that HAMMOND LUMBER COMPANY, a corporation organized and existing under the laws of the State of Maine and located at Belgrade in the County of Kennebec and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration, paid by ANN H. BARROWS, whose mailing address is 55 Park Street, Camden, Maine 04843, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Ann H. Barrows, her heirs and assigns forever, the following described premises:

Lot #2 as depicted on Plan entitled "West Ridge, A Proposed Subdivision for Gerald C. and Elizabeth A. Tipper on West River Road" surveyed by Northeast Land Surveys, Inc., dated April 19, 1989, and recorded in Kennebec County Registry of Deeds, File No. D-89132, and to which Plan reference is made for a more particular description of the premises herein conveyed.

Also conveying an easement across Lot #1 for sewerage lines to serve Lot #2, the location of such easement being more particularly described as follows, to wit: beginning at a point on the Westerly line of Lot #1, said point being South twenty-six degrees zero minutes East (S 26° 0' E) a distance of two hundred one and nine hundredths (201.9) feet from a steel pin marking the Northwest corner of said Lot #1; thence North sixty-four degrees forty minutes East (N 64° 40' E) a distance of one hundred one and three hundredths (101.3) feet to a point on the Westerly line of Lot #2; thence South twenty-six degrees one minute East (S 26° 01' E) a distance of thirty (30) feet to a point; thence South sixty-four degrees forty minutes West (S 64° 40' W) a distance of one hundred one and three hundredths (101.3) feet to a point on the Westerly line of Lot #1; thence North twenty-six degrees zero minutes East (N 26° 0' E) a distance of thirty (30) feet to the point of beginning.

Excepting and reserving to the grantors, their heirs and assigns the right to have any sewer lines servicing Lot #1 tie into the manhole to be located approximately where the above-described sewerage easement intersects with the property lines between Lots #1 and #2. Installation and costs of installation of the manhole shall be the responsibility of the within grantee; however, costs for maintaining the said manhole and the common sewer line running from said manhole to the City's manhole shall be shared equally between the owners of Lots #1 and #2.

This conveyance is expressly subject to the restriction that not more than one single family residence, exclusive of outbuildings, shall be allowed on the above-described lot. This restriction shall run with the land and relate to all of the lots as depicted on the above-referred to subdivision plan.

Being the same premises conveyed to Grantor by Gerald C. Tipper and Elizabeth A. Tipper by warranty deed dated July 12, 1989, and recorded in the Kennebec County Registry of Deeds at Book 3577, Page 66.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Ann H. Barrows, her heirs and assigns, to her and their use and behoof forever.

And the said grantor corporation does hereby COVENANT with the said grantee, her heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said grantee to hold as aforesaid; and that it and its successors shall and will WARRANT AND DEFEND the same to the said Ann H. Barrows, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Hammond Lumber Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Donald C. Hammond its Executive Vice President, thereunto duly authorized, this 28th day of September, in the year of our Lord one thousand nine hundred and ninety.

SIGNED, SEALED AND DELIVERED
in the presence of

Rodney Bedford

HAMMOND LUMBER COMPANY

By: Donald C. Hammond
Donald C. Hammond
Its Executive Vice President
duly authorized



STATE OF MAINE
Kennebec, ss.

September 28, 1990

Then personally appeared the above named Donald C. Hammond, Executive Vice President of said grantor corporation as aforesaid, and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Rodney Bickford
Notary Public

Typed or Printed Name of
Notary Public

**RODNEY BICKFORD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
JANUARY 5, 1997**



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RECEIVED KENNEBEC SS.

1990 OCT 11 AM 9:00

ATTEST: Therese Bickford
REGISTER OF DEEDS